

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: September 6, 2005

**SUBJECT: ORDINANCE: ADOPT AVONDALE ESTATES PLANNED
RESIDENTIAL DEVELOPMENT (PRD), L040012**

I. RECOMMENDED ACTION

Approve the ordinance adopting the Avondale Estates Planned Residential Development (PRD) located at 11035 183rd Avenue NE.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447
Jim Roberts, Assistant Planning Director, 425-556-2424

III. DESCRIPTION

The Avondale Estates Planned Residential Development (PRD), File L040012, is a proposal by Camwest Homes to develop 90 single-family homes on a 17.1 acre parcel located at the northern terminus of 183rd Avenue NE, immediately south of the PSE right-of-way. On May 9, 2005, the Hearing Examiner conducted a public hearing for the plat and PRD. On May 19, the Examiner issued his decision to approve the plat and recommend approval of the PRD to the City Council.

On June 21, 2005, the City Council approved the PRD. There was no appeal or reconsideration of the Council's decision. The Redmond Community Development Guide (RCDG) requires that the Council's approval be adopted by ordinance. Adoption of an ordinance is now in order.

IV. IMPACT

No service delivery or fiscal impacts would result from this action.

V. LIST OF ATTACHMENTS

Attachment A: Ordinance

/s/
Roberta Lewandowski, Planning Director

8/29/05
Date

Approved for Council Agenda: /s/
Rosemarie Ives, Mayor

8/29/05
Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE CITY COUNCIL'S JUNE 21, 2005 DECISION TO APPROVE, WITH CONDITIONS, THE AVONDALE ESTATES PLANNED RESIDENTIAL DEVELOPMENT (FILE L040012) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Camwest Real Estate Development Company, herein referred to as applicant, submitted an application to develop a ninety-lot, planned residential development (PRD) on 17.1 acres located at 11035 183rd Avenue NE; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on May 9, 2005, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Avondale Estates Planned Residential Development (File L040012) and Preliminary Plat (L040010); and

WHEREAS, on May 19, 2005, the Hearing Examiner conditionally approved the Avondale Estates preliminary plat (L040010), and recommended approval of the Avondale Estates PRD (File L040012), subject to conditions; and

WHEREAS, on June 21, 2005, the City Council approved the Avondale Estates PRD (File L040012), subject to conditions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Avondale Estates PRD dated May 19, 2005.

Section 2: Approval. The City Council hereby approves the Avondale Estates Planned Residential Development, subject to the conditions of the approval identified in the Hearing Examiner's recommendation dated May 19, 2005.

Section 3: Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO._____